I.P. 867

This instrument was prepared by:
J. M. Grissim, Attorney
323 Union Street
Nashville, TN 37201

BOOK 6030 PAGE 890

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
The Prudential Insurance Company of America 2200 Century Parkway, N.E. Suite 900 Atlanta, Georgia 30345	SAME	183-0-89 Field Book No. 5D-57730

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, PRU-MAC JOINT VENTURE, a Joint Venture composed of The Prudential Insurance Company of America, a New Jersey corporation, and McDowell Development Corporation, a Tennessee corporation, has this day bargained and sold and does hereby transfer and convey to THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, its successors and assigns, all of its right, title and interest in and to a certain tract of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 1, on the Plan of Interchange City Industrial Park, Section XXIX, of record in Book 5210, page 350, Register's Office for Davidson County, Tennessee, and further described according to a survey of John W. Massey, dated July 22, 1981, as follows:

Beginning at a concrete monument on the west margin of Heil-Quaker Boulevard, a 60-foot right-of-way, 890.31 feet southerly from the southwest return of the intersection of Heil-Quaker Boulevard and Firestone Parkway. Said concrete monument being the northeast corner of the tract herein described, thence, with the west margin of Heil-Quaker Boulevard southerly with a curve to the left having a radius of 909.45 feet and a central angle of 19° 01' 55" a distance of 302.09 feet to an iron pin in concrete. Said curve having a chord bearing of South 11° 58' 31" East a distance of 300.705 feet, thence South 59° 11' 04" West a distance of 557.29 feet to an iron pin in concrete in the easterly R.O.W. of Interstate Highway 24, thence, with the easterly right-of-way of Interstate Highway 24, North 46°36'00" West a distance of 399.74 feet to an iron pin, the southwest corner of revised Section Three, Interchange City Industrial Park as evidenced in Book 5050, page 100, R.O.D.C., Tennessee, thence North 43°24'00" East a distance of 375.00 feet with the southerly line of revised Section Three to a concrete monument, the southeast corner of revised Section Three, thence North 85°51'27" East a distance of 450.18 feet to the point of beginning and containing 6.315 acres.

Being part of the property conveyed to PRU-MAC Joint Venture, a Joint Venture composed of McDowell Development Corporation and The Prudential Insurance Company of America, by deeds of record in Book 5322, page 535, and Book 5506, page 246, Register's Office for Davidson County, Tennessee.

This is improved property known as _____

TO HAVE AND TO HOLD the said tract of land with the estate, appurtenances, title and interest thereunto belonging to The Prudential Insurance Company of America, its successors and assigns.

And Grantor does covenant with said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except as follows: 1983 taxes which are prorated and assumed; such encumbrances as shown on the Plan of record in Book 5210, page 350, R.O.D.C.; minimum floor elevation requirements as established by the Metropolitan Planning Commission; restrictive covenants of record in Book 4673, page 508, R.O.D.C.; Lease dated December 4, 1981 between PRU-MAC Joint Venture and A-L Welding Products, Inc.; Lease dated November 12, 1982 between PRU-MAC Joint Venture and Tri-Technical Corporation; and Lease dated November 12, 1982 between PRU-MAC Joint Venture and United Bolt & Screw Corporation, covering a portion of the herein-above described property.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 31st day of March, 1983.

PRU-MAC JOINT VENTURE

BY: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

ATTEST: Jack D. Hutchinson

TITLE: Assistant Secretary

BY: James A. Kroll

TITLE: Vice President

APPROVED REIO Form Fee Substance VB

BY: McDOWELL DEVELOPMENT CORPORATION

ATTEST: Deborah L. Beaufait

TITLE: Secretary

BY: David L. Gary

TITLE: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $1,950,000.00.

J. M. Grissim
Affiant

Subscribed and sworn to before me on this 31st day of March, 1983.

Notary Public

My commission expires:

Feb 26, 1984

IDENTIF. REFERENCE

APR 1 1 38 PM '83

FELIX Z. MITCHELL III REGISTER DAVIDSON COUNTY, TN

H 3 9 6 2 7

OFFICIAL RECEIPT

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James A. Robbins and Jack T. Hutchinson with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Vice President and Assistant Secretary, respectively, of The Prudential Insurance Company of America, the within named bargainor, a corporation, one of the Joint Venturers of PRU-MAC Joint Venture, and that they as such Officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Joint Venture by the Corporation and the name of the Corporation by James A. Robbins as such Vice President and attesting thereto by Jack T. Hutchinson as such Assistant Secretary.

WITNESS my hand and official seal at Atlanta, Georgia, this 31st day of March, 1983.

Virginia S. Brewster
Notary Public

My commission expires: Notary Public, Georgia, State at Large My Commission Expires Nov. 12, 1983

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David S. Gary and Charles R. Honeycutt, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Vice President and Secretary respectively, of McDowell Development Corporation, the within named bargainor, a corporation, one of the Joint Venturers of PRU-MAC Joint Venture, and that they as such Officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Joint Venture by the Corporation, and the name of the Corporation by David S. Gary as such Vice President, and attesting thereto by Charles R. Honeycutt as such Secretary

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of March, 1983.

Notary Public

My commission expires: 1/20/85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6030 PAGE 893

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CO 1,950,000.00

5070.00 CO TX

.50 PRFEE

5.00 WDEED

CHECK 5079.50-

7521A04/01/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 9 6 2 7

IDENTIF. REFERENCE

APR 1 1 38 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 939340